

Ipswich Policy Area Board topic paper – Land Availability

Introduction

In the Ipswich Policy Area (IPA), Babergh, Mid Suffolk and Suffolk Coastal District Councils together with Ipswich Borough Council identify available land through published documents including core strategies, site allocations plans and area action plans, which are development plan documents, and strategic housing land availability assessments (SHLAA). Land is considered available for development if this is likely within a five-year period, with other identified land in a plan allocated for up to 15 years plus.

SHLAAs identify potential housing land available for development but these documents do not allocate land. That is the role of the development plan document, which forms the local plan for the area.

The National Planning Policy Framework (NPPF) identifies that local planning authorities should identify strategic sites for local and inward investment over the plan period. In addition paragraph 22 notes: 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose' and that there should be a regular review of land allocations.

The supporting National Planning Practice Guidance (NPPG) in section 20 discusses housing and economic land availability assessment to identify sites and broad locations with potential for development, assessing their development potential and assessing their suitability for development and the likelihood of development coming forward (the availability and achievability).

This paper details the land available particularly for housing and employment development within the IPA for the five years between 1st April 2014 and 31st March 2019. It also mentions areas for development post 2019 within the IPA, which will need to be subject to further assessment through the annual authority monitoring process, along with other land designated for development and open space. An annual authority monitoring report is published each year by each borough and district within the IPA, which reviews completed development and likely supply.

Housing land supply

Currently in adopted development plan documents (DPD) the following housing requirements exist:

Babergh	5,975 dwellings	2011-2031
Ipswich	11,297 dwellings	2011-2027*
Mid Suffolk	5,052 dwellings	2013-2025
Suffolk Coastal	7,900 dwellings	2010-2027

*Ipswich Borough Council adopted its core strategy in December 2011. The housing requirement from 2001 to 2027 was 18,200 dwellings, of which 6,903 dwellings had been completed between 2001 and 2011. Therefore between 2011 and 2027 there remained 11,200 dwellings plus a shortfall of 97 dwellings.

In the annual authority monitoring reports for 2012-13, which cover the monitoring period 1st April 2012 to 31st March 2013, the following comments are made:

Babergh

Housing delivery is being phased in first five years (2011-2016) with a reduced target of 220 dwellings per year, rising to 325 dwellings per year in the following years.

Outstanding planning permissions as at April 2013, plus strategic core strategy allocations and remaining local plan allocations can potentially deliver 1,653 houses by March 2018. Together with windfall sites (those sites not previously identified) this would increase delivery to around 1,868 dwellings by March 2018. This is greater than the five-year supply requirement plus 5% required by the NPPF.

The strategic site identified in the IPA is at Copdock for the delivery of 350 dwellings.

Ipswich

As at 31st March 2013, 3,729 dwellings can potentially be delivered in the five years to March 2018 against a requirement of 4,067 dwellings. Therefore the Council has a 4.5 year supply of housing land over the five year period to 2018. This shortfall may put pressure on the delivery of homes within the IPA to ensure the housing need is met. In the longer term between 2018 and 2023, Ipswich has enough sites to meet the requirement but beyond 2023 towards 2031 there is likely to be a shortfall of around 2,000 dwellings from the supply.

The five-year supply does not include any windfall element, which historically completions have been approximately 40 dwellings a year.

Mid-Suffolk

As at 31st March 2013, 2,925 dwellings can potentially be delivered in the five years to March 2018, from outstanding planning permissions, a remaining local plan allocation, a new allocation in the Stowmarket area action plan and additional supply in Stowmarket identified in the core strategy focused review. This again is greater than the five-year supply requirement plus 5% required by the NPPF.

Suffolk Coastal

As of 31st March 2013, the Council has an identified a supply of 2,410 dwellings for the period to 31st March 2018. The identified supply equates to 3.7 years of housing land which falls short of the NPPF requirements. The Council only has one Local Plan residential allocation available at Rendlesham for 75 dwellings which is yet to come forward. A strategic area for growth at Adastral Park, Martlesham has been identified for in the region of 2,000 dwellings which is expected to come forward early in the plan period. Further residential sites are to be identified as part of the Felixstowe Peninsula area action plan (AAP) and the Site Specific Allocations development plan document to deliver the Core Strategy housing target.

Summary

Babergh and Mid Suffolk District Councils have an identified housing land supply to meet their five-year requirements, with 350 dwellings at Copdock identified in Babergh within the IPA. Ipswich Borough Council and Suffolk Coastal District Council do not have enough land to meet their requirements but both local authorities have planned large-scale housing-led developments to address future supply at the Ipswich Garden Suburb in north Ipswich (3,500 dwellings) and at Adastral Park at Martlesham (2,000 dwellings), both within the IPA. There are also a number of brownfield sites in the IP-One area in central Ipswich that could be developed further when the market for apartments improves and the flood defence barrier is developed in 2017.

Employment land supply (use classes B1, B2 and B8 – office, light industrial, general industrial and warehouse)

Babergh

The trajectory for the delivery of employment land allocations identified in the Babergh Local Plan Core Strategy and Policies 2011-2031 document and undeveloped allocations from the Local Plan Alteration No. 2 2006 within the IPA are listed below.

Policy ref	Site name	Site Size (Ha)	Available	Suitable	Suggested use	Est. no. of jobs (FTE)	2011 – 16 Short	2016 – 21 Short/ Med	2021 - 26 Med/ Long	2026 – 31 Long
Local Plan – Core Strategy & Policies 2011 - 2031 (inc. Major Modifications July 2012)										
CS5	London Road, Ipswich Fringe	6	Y	Y	B1	1,086				
CS5a	Former Sugar Factory, Sproughton	35.5	Y	Y	B1, B2, B8 + other employ' uses	# 2,131				
CS5b	Wherstead Office Park	7.1	Some space	Y	B1					
Policy ref	Site name	Site Size (Ha)	Available	Suitable	Suggested use	Est. no. of jobs (FTE)	2011 - 16 Short	2016 - 21 Short/ Med	2021 - 26 Med/ Long	2026 - 31 Long
Undeveloped Allocations from the Local Plan Alteration No.2 2006										
EM17	Land off Sprites Lane, Ipswich	4	Y	Y	B1	* ¹ 946				
TOTAL						# 4,163	#Note: this is an estimate for the number of jobs expected to be delivered by 2031.			

Note: Job numbers throughout this document are derived by using a floorspace density formula set out in the Employment Densities Guide 2nd Edition 2010 (Drivers Jonas Deloitte for OffPAT & HCA) see Core Document G02 from the Babergh Core Strategy Examination. The B1 formula has been adjusted as set out in Appendix 1 of Technical Background Paper 3 Core Document D40.

*¹ Land off Sprites Lane. Figures adjusted by 'minus' 417 B1 office and adding 30 (no. of jobs stated on application form for new Veterinary Practice).

Ipswich

The adopted Ipswich Borough Council Core Strategy and Policies development plan document (December 2011) identifies 10 hectares of employment land at a strategic employment site on the former Crane's site for B1, B2 and B8 uses. This has now been prepared with access roads, is available now and is called Futura Park. Ipswich Borough Council is also currently preparing its Site Allocations and Policies (incorporating IP-One Area Action Plan) development plan document, which proposes to allocate the following large sites for employment, which can be developed now.

Site ref	Site name	Site Size (Ha)	Percentage for employment	Suggested use
IP058	Raeburn Road	5.85	100	B1, B2, B8
IP067	Sandyhill Lane	5.25	100	B1 (office)
IP099	Raeburn Road south	2.29	100	B1, B2, B8
IP146	Ransomes Europark East	5.29	100	B1, B2, B8
IP147	Between railway & Hadleigh Road	4.70	100	B1 (except office)

In the short to medium term sites have been identified for office use (B1) at:

Site ref	Site name	Site Size (Ha)	Percentage for employment	Suggested use
IP051	Portman Road	2.21	80	B1 (office)

In the longer term two large sites have been identified for a mix of employment uses:

Site ref	Site name	Site Size (Ha)	Percentage for employment	Suggested use
IP140b	Land north of Whitton Lane	5.92	100	Employment park primarily B1 with some B2 and B8
IP152	Airport Farm Kennels, north of A14	7.37	100	B1, B2, B8

In addition the following sites in the centre of Ipswich have been identified for employment use, many as part of mixed-use development in the longer term:

Site ref	Site name	Site Size (Ha)	Percentage for employment	Suggested use
IP004	Sir Alf Ramsey Way	1.07	50	B1 (office)
IP011	Smart Street	0.69	20	B1 (office)
IP015	West End Road	1.22	10	B1 (office)
IP035	College Street	0.54	40	B1 (office)
IP052	Lower Orwell Street / Star Lane	0.40	20	B1 (office)
IP054	Turret Lane	1.72	70	B1 (office)
IP094	West End Road	0.31	100	B1 (office)
IP136	College Street	0.16	20	B1 (office)
IP037	Island site	6.02	30	B1 and leisure
IP043	Star Lane	0.70	20	B1 and leisure

Ipswich also has sixteen business parks and industrial estates varying in size.

Mid Suffolk

Policy ref	Site name	Site Size (Ha)	Available	Suitable	Suggested use	Est. no. of jobs (FTE)	2011 – 16 Short	2016 – 21 Short/Med	2021 – 26 Med/Long	2026 – 31 Long
Local Plan – Core Strategy & Core Strategy Focused Review Policies 2011 - 2031										
FC3	Orion Business Park	2.57	Y	Y	B1, B2, B8	84				
TOTAL						# 84				

#Note: This is a “best fit” estimate based on assumptions as to the nature and scale of businesses that might occupy the site, and a formula for estimating employment densities. The table above refers to the Policy FC 3 in the Core Strategy Focused Review. For consistency the job numbers in the table above have been calculated according to the formula agreed for the Examination in Public of the Ipswich Borough Core Strategy including for sites outside of the Borough in the IPA.

Suffolk Coastal

The 2013 authority monitoring report shows that 78.1ha of land allocated for employment purposes in the 2001 Local Plan is available across the district. Of this 19.05ha of available land is found within the Ipswich Eastern Fringe and is mainly made up of land at Martlesham Heath and Nacton Heath. Employment land in the 2001 Local Plan is expected to consist of a mixture of B1, B2 and B8 uses. The table below is taken from the Suffolk Coastal District Council Employment Land Availability report 2013 and records the total site area, as well as the amount of land still to be delivered. As detailed below, the Local Plan allocates 107.1ha of land in the Ipswich Eastern Fringe, of which 19.05 is yet to be committed.

IPSWICH EASTERN FRINGE (URBAN)		Site Area (Ha)	Commitments		Total Ha
			Planning Permission	Local Plan	
F1	Martlesham Heath Business Park	33.5	-	3.29	3.29
F2	Martlesham Heath Hi-Tech Cluster	54.8	-	1.46	1.46
F3	Nacton Heath	18.80	-	14.30	14.30
		107.10	-	19.05	19.05

Other parcels of land are also allocated for employment purposes within the IPA, such as 3.65ha at Sandy Lane, Martlesham. However all of this land is currently taken up and in operation but may become available in the future which the Council will record as part of on-going monitoring.

Core Strategy policy SP5, proposes at least 8.5ha of new employment land to be allocated within the district in support of business and to help facilitate the provision of new jobs. New employment land will be allocated by the Site Specific Allocations DPD and the Felixstowe Peninsula AAP scheduled to be produced in the next two years which are likely to cross into the IPA boundary. Core Strategy policy SP5 also identifies three Strategic Employment Areas which all have significance due to overall size and mix of uses and the number of jobs supported. The three Strategic Employment Areas are Felixstowe Port (outside of the IPA boundary), Martlesham Heath Business Campus including Adastral Park and Ransome's Europark as part of the wider employment corridor extending into Ipswich Borough.

Other land supply identified in Ipswich

This section provides an overview of the other land supply for Ipswich identified in the Council's emerging local plan for uses other than those mentioned previously. This includes education and health uses, open space, leisure, retail and transport. The other IPA local authorities are not currently sufficiently progressed with their site specific local plan documents to provide up-to-date comparable information.

Site ref	Site name	Site Size (Ha)	Percentage of site	Suggested use
IP049	Shed 8	0.76		University-related uses & public car parking

IP258	Land at University Campus Suffolk	1.89		Primary school
IP035	College Street	0.54	40	Hotel / leisure
IP051	Portman Road	2.21	20	Hotel / leisure
IP260	Former Odeon cinema, St Margaret's Street	0.20	100	Leisure
IP040/IP041	Former Civic Centre area	1.31	80	Retail
IP015	West End Road	1.22	70	Long stay car parking
IP048	Mint Quarter	1.35	40	Open space and short stay car parking
IP055	Crown Car Park, Charles Street	0.70	100	Car park
IP140a	Land north of Whitton Lane	1.01	100	Park and ride extension
IP029	Land at Bramford Road	2.26	30	Open space
IP032	King George V Field, Old Norwich Road	3.54	20	Open space
IP033	Land at Bramford Road (Stock's site)	2.03	50	Open space
IP037	Island site	6.02	15	Open space
IP061	School site, Lavenham Road	1.08	30	Open space
IP083	Princes Street / West End Road	0.76	80	Public open space
IP116	St Clement's Hospital Grounds	12.51	40	Open space and sports facilities
IP142	Duke Street	0.39	25	Public open space
IP263	West of Bridge Street	0.17	100	Public open space
IP149	Pond Hall Farm	24.70	100	Country park extension

IP150b	Ravenswood	9.60	100	Sports park
IP005	Former Tooks Bakery, Old Norwich Road	2.80	20	Health centre

A country park extension and visitor centre is proposed at Pond Hall Farm in addition to the country park proposed at the Ipswich Garden Suburb. 54 hectares of strategic open space is also identified on land to the south and east of Adastral Park at Martlesham (policy CS20 of the Suffolk Coastal District Local Plan – Core Strategy and Development Management Policies (July 2013)). These proposals mitigate the impact of development both at the Ipswich Garden Suburb, Adastral Park and the wider cumulative impact of residential development on the relevant designated European nature conservation sites in accordance with the Habitats Regulations in Ipswich Borough Council and Suffolk Coastal District Council areas.

A sports park is proposed at Ravenswood comprising of a cycle track and playing pitches as proposed in the outline planning permission when the Ravenswood scheme commenced.

A health centre is proposed on the former Tooks Bakery site at Old Norwich Road to meet a need in this area.

In addition to the uses mentioned above, the 195 ha Ipswich Garden Suburb development in north Ipswich proposed in the Council's core strategy seeks to include the following:

Use	Approximate Area (Ha)
Public open space	40
Country park (additional to public open space above)	24.5
Residential (approximately 3,500 dwellings)	102
District centre (including retail, health centre, library, police office, and multi-use community centre)	3.5
Two local centres	1.5
Secondary school	9
Three primary schools	6
Primary road infrastructure including bridge	8.5
Total	195